

Douglas Square Shopping Centre

11520 - 24 Street SE, Calgary, Alberta

▶ 1 UNIT AVAILABLE



▶ SITE INFO

121,000 square foot shopping centre serving the neighbourhoods of Douglasdale and Douglas Glen with immediate access to Deerfoot Trail, minutes away from the popular Fish Creek Provincial Park. The shopping centre offers plenty of parking and contains a nice mix of retail, service providers, restaurants, QSR's pharmacy and mixed medical uses.

- **Available Space:** Unit 11540-110 - 2,714 sq ft
- **Asking Minimum Rent:** Market
- **Additional Rent:** \$14.62 PSF (est. 2023) + Mgmt Fee
- **Available:** Immediately
- **Zoning:** C-R3
- **Signage:** Fascia and Pylon

LEASING CONTACT

Ben Cowie Leasing Manager

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Royop Development Corporation
510 211-11th Avenue SW, Calgary, AB

SITE PLAN



- | | | | | | | | |
|-------------------|--------------------------|-------------------|------------------------------|-------------------|------------------------------|-------------------|----------------------------|
| #11520-100 | | #11520-400 | | #11520-900 | | #11566-200 | |
| #11520-124 | Gold's Gym 27,284 sf | #11520-428 | Jeena Nails 766 sf | #11520-938 | Penny Black 5,028 sf | #11566-202 | Starbucks 1,350 sf |
| #11520-132 | Supplement King 1,285 sf | #11520-438 | Millenium Dental 3,722 sf | #11540-100 | | #11566-206 | Olive Grove 1,212 sf |
| #11520-136 | MacLean Vet 2,100 sf | #11520-600 | | #11540-102 | Douglas Square Auto 6,581 sf | #11566-210 | Prickly Rose 1,019 sf |
| #11520-140 | Chiropractic 1,377 sf | #11520-658 | YYC Pasta 4,571 sf | #11540-110 | Vacant 2,714 sf | #11566-214 | Foggy Gorilla 1,223 sf |
| #11520-144 | Medical Clinic 1,516 sf | #11520-700 | | #11540-200 | | #11566-218 | Salon One 1,099 sf |
| #11520-148 | Value Buds 2,085 sf | #11520-768 | The Crisp Apple 5,494 sf | #11540-202 | Sagana Foods 2,219 sf | #11566-222 | The Divine Mine 1,134 sf |
| #11520-160 | Rexall Drugs 6,950 sf | #11520-800 | | #11540-206 | Kid's Coollege 2,026 sf | #11566-226 | Peking Express 1,066 sf |
| #11520-200 | | #11520-828 | Pet Planet 1,979 sf | #11540-210 | Paws Wash 4,798 sf | #11566-230 | Subway 1,289 sf |
| #11520-228 | CIBC 5,978 sf | #11520-848 | Kesar Indian Bistro 1,596 sf | | | #11566-300 | |
| #11520-300 | | #11520-858 | Liquorama 2,426 sf | | | #11566-303 | Luxury Vacuum 2,140 sf |
| #11520-338 | Dairy Queen 2,584 sf | | | | | #11566-315 | Spring Vietnamese 4,080 sf |
| #11520-378 | Connect Hearing 1,059 sf | | | | | | |

AREA DEMOGRAPHICS



Population

Douglasglen + Douglasdale 12,700



Income

Average Household Income \$136,984



Traffic

114 Avenue SE 15,000 VPD
24 Street SE 26,000 VPD



Income

Households 4,605

Demographics information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Royop does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Our rich history spans 60 years in Western Canada. Royop is a leader and expert in development and management. Our leasing strategy is proven to retain and attract best-in-class retailers to our centres. We develop and manage mixed use projects.